

## **ORDINANCE NO. 2023-02**

AN ORDINANCE ADOPTING AMENDMENTS TO TITLES 15 AND 20 OF THE WALLA WALLA MUNICIPAL CODE AND TAKING SUCH OTHER ACTION RELATED THERETO

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a non-chartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, the Walla Walla County Board of Commissioners passed County Resolution 90-449 on October 30, 1990 opting into planning activities under the Washington Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2008-25 on November 5, 2008 adopting an updated comprehensive plan for the City of Walla Walla; and

WHEREAS, the City of Walla Walla is required to conduct a periodic review of its comprehensive plan and development regulations every eight years pursuant to Chapter 36.70A RCW and complete the periodic review no later than June 30, 2018; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2018-15 on June, 13, 2018 adopting Walla Walla 2040, Comprehensive Plan Update for the City of Walla Walla; and

WHEREAS, in March 2021, the Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee of the local organization, Community Council, recommended comprehensive plan amendments, through the city's docketing process, relating to affordable housing and specifically manufactured housing. These amendments, File Number CPA-21-0004, were approved by City Council via Ordinance 2021-26 on September 8, 2021; and

WHEREAS, on August 11, 2021, the Walla Walla Regional Housing Action Plan was adopted by City Council via Ordinance 2021-23, which included policy and code change recommendations relating to increased opportunities for the siting of manufactured homes, the preservation of existing manufactured home parks, and strategies for mitigating the displacement of vulnerable residents; and

WHEREAS, on March 23, 2022, the City of Walla Walla passed Ordinance 2022-09, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for the change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla 2040 Comprehensive Plan and the Walla Walla Municipal Code related to mobile/manufactured home parks; and

WHEREAS, at the May 9, 2022, City Council Work Session, the Ad Hoc Committee on Housing presented potential policy recommendations and code changes related to the siting of mobile/manufactured homes and manufactured home parks to the City Council for discussion; and

WHEREAS, on November 3, 2022, formal comprehensive plan map, official zoning map and zoning code text amendments were initiated; and

WHEREAS, the proposed amendments include adding a "Manufactured Home

Park Community” as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendments also create a new “Manufactured Home Park Community” (MHP) zoning district to the City of Walla Walla Official Zoning Map. The proposed amendments add development regulations for the MHP zoning district, and

WHEREAS, a combined Notice of Application/ Notice of Public Hearing for the amendments was posted on the City of Walla Walla website, and published in the Union Bulletin on November 8, 2022, at least 14 days prior to the date of the hearing; and

WHEREAS, the combined Notice of Application/ Notice of Public Hearing was mailed to all current residents and landowners of all manufactured/ mobile home parks in the City of Walla Walla on November 8, 2022, which totaled approximately 600 mailings. The Notice of Application/ Notice of Public Hearing was also emailed to those who had previously commented on the topic of manufactured/ mobile home parks, and

WHEREAS, the proposed comprehensive plan land use map amendments and zoning map with zoning code text amendments was transmitted on November 8, 2022, to the Washington State Department of Commerce, Growth Management Services Division, and other state agencies for the 60-day state review period in accordance with RCW 36.70A.106; and

WHEREAS, the environmental impacts of the proposed comprehensive plan map amendments and rezones were considered in accordance with procedures of the State Environmental Policy Act with the issuance of a State Environmental Policy Act (SEPA) Determination of Non-Significance on November 7, 2022; and

WHEREAS, the City of Walla Walla Planning Commission reviewed the proposed Comprehensive Plan land use map and Official zoning map amendments, and proposed development regulations, and conducted a public hearing on December 5, 2022; and

WHEREAS, at the public hearing the City of Walla Walla Planning Commission heard and considered the public testimony and the evidence and exhibits presented to it; and

WHEREAS, the City of Walla Walla Planning Commission thereafter made their recommendation to approve the proposed comprehensive plan land use map and official zoning map amendments and zoning text amendments of File# CPA-22-0003, ZCA-22-0003; SEP-22-0018; and

WHEREAS, a notice of the public hearing on the matter scheduled for the February 8, 2023 City Council meeting, was published in the Union-Bulletin on January 22, 2023 and provided to persons who requested special notice or provided comments on the proposed amendments, and

WHEREAS, the Walla Walla City Council conducted a duly noticed public hearing on the proposed comprehensive plan land use map amendments, text amendments and rezone requests on February 8, 2023; and

WHEREAS, the Walla Walla City Council has considered the matter during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this ordinance.



NOW THEREFORE, the City Council of the City of Walla Walla do ordain as follows:

**Section 1:** The heading for Chapter 15.20, of the Walla Walla Municipal Code is hereby amended as follows (added items are italicized and removed items are stricken):

Chapter 15.20  
MOBILE/~~(MANUFACTURED)~~ HOME – *PLACEMENT PERMIT*~~-STANDARDS~~

Sections:

- 15.20.010 Purpose and applicability.
- 15.20.020 Residential use of mobile/manufactured homes – Reference to zoning code.
- 15.20.030 ~~Development authorization~~ *Placement Permit* required.
- 15.20.040 Permit fees.
- ~~15.20.050 Placement permit required.~~
- 15.20.060 Permits required prior to placement.
- 15.20.070 Installation requirements.
- 15.20.080 Inspections required.
- 15.20.090 Certificate of occupancy required.
- 15.20.110 Infraction and penalty.

**Section 2:** Sections 15.20.020 through 15.20.080 of the Walla Walla Municipal Code are hereby amended as follows (added items are in bold and italicized and removed items are stricken):

15.20.020 Residential use of mobile/manufactured homes – Reference to zoning code. Definitions, placement requirements, siting requirements, appearance standards, replacement requirements, and permitted uses of mobile/manufactured homes for residential purposes are provided in Chapters 20.06, **and** 20.180, ~~and 20.192~~ of the Walla Walla Municipal Code.

15.20.030 ~~Development authorization~~ ***Placement permit*** required. Prior to placement of a mobile/manufactured home or structure, the owner ***or authorized agent*** shall submit an application for ~~development authorization~~ ***a placement permit*** as provided in Chapter 20.14 of the Walla Walla Municipal Code. A fee shall accompany the application as provided in Chapter 2.94 of the Walla Walla Municipal Code.

15.20.040 Permit fees.  
The installation permit fee for any mobile/~~(manufactured)~~ home shall be as follows: one hundred dollars for single wide; two hundred dollars for double wide; three hundred dollars for triple wide, and four hundred dollars quadruple wide. If a mobile/~~(manufactured)~~ home is placed prior to securing the proper permits, a double permit fee shall be assessed to the installer.

~~15.20.050 Placement permit required.~~

~~Upon receipt of a development authorization, the owner or authorized agent shall obtain a manufactured home placement permit. Fees for the placement permit are provided in Section 15.20.040 of this chapter.~~

15.20.060 Permits required prior to placement.

No dealer or mover of a mobile/manufactured home or structure may move or place such on any property within the city without verification that the owner or installer has obtained ~~a development authorization and~~ a placement permit. No mobile/manufactured home or structure shall be placed without first receiving ~~a development authorization and~~ a placement permit.

15.20.070 Installation requirements.

A. All new mobile/manufactured homes and structures shall be placed and installed in compliance with the ~~development authorization~~ **placement permit** and the manufacturers installation manual. A copy of the manual shall be included with the placement permit application.

B. When allowed by Chapter 20.480~~184~~ of the Walla Walla Municipal Code, a used **mobile**/manufactured/~~mobile~~ home or structure shall be installed according to best available practices applicable to the unit with approval of the building official.

15.20.080 Inspections required.

Inspection and approval of occupancy of mobile/manufactured homes or structures shall be conducted as provided in the ~~Uniform Building Code~~ **International Building Code**. Inspection of mobile/manufactured homes or structures shall be in accordance with one or more of the following procedures:

A. New homes or structures do not require inspection.

B. Used homes or structures bearing the Housing and Urban Development (HUD) insignia of compliance require inspection by the building official or designee to verify presence of the insignia and to verify that the home or structure is structurally sound, and that it is appropriate for the use intended.

C. Homes constructed prior to HUD compliance processes, or which no longer bear the HUD insignia of compliance, must be inspected by the Washington Department of Labor and Industries (L&I). L&I must certify to the city that the home meets state standards administered by that agency. The city building official must then inspect and approve placement as described in subsection B of this section.

**Section 3:** Section 20.06.030.E of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.06.030.E E definitions.

***“Eligible organization” includes community land trusts, resident nonprofit cooperatives, local governments, local housing authorities, nonprofit community or***



***neighborhood-based organizations, federally recognized Indian tribes in the state of Washington, and regional or statewide nonprofit housing assistance organizations.***

“Emergency housing” means temporary indoor accommodations for individuals or families who are experiencing abuse or are homeless or at imminent risk of becoming abused or homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently experiencing abuse or are homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. Emergency shelters include overnight shelters which provide safe and dry conditions which save lives.

“Essential public facilities” are those facilities that are typically difficult to site and necessary to provide essential public services, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020, and include supporting facilities needed for such essential public facilities. It is not necessary that the facilities be publicly owned.

“Extremely low-income household” shall mean the same as defined in RCW 36.70A.030.

***Section 4:*** Section 20.06.030.M of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.06.030.M M definitions.

***“Manufactured home, Class A” means a new single-section, single-wide or multi-wide manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development and the design and appearance minimum standards in accordance with Section 20.180.050.***

***“Manufactured home, Class B” means a new manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development but does not satisfy the design and appearance minimum standards in accordance with Section 20.180.050.***

***“Manufactured home, Class C” means a used manufactured home certified as meeting the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development which upon inspection is found to be in good***

*condition and safe and fit for human occupancy.*

***“Manufactured home, Class D” means used manufactured homes whether or not certified as meeting the U.S. Department of Housing and Urban Development Construction and Safety Standards or prior codes, found on inspection to be in poor condition and unsafe and/or unfit for residential occupancy.***

“Manufactured home within a manufactured home park” means a structure which is designed and built as a permanent dwelling unit but which is: (1) not constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes, and (2) is constructed with an integral frame of “I” beams or tubular steel which is the structural foundation of the home itself and which provides the attachment for transport assemblies used to tow the mobile home to the point of use. This definition does not include mobile homes, modular homes, commercial coach, or recreational vehicles.

~~“Manufactured home on a single parcel” means “new” and “designated manufactured homes” as defined in RCW 35.63.160 and RCW Title 46 and is not a “used mobile home” as defined in RCW 82.45.030(2).~~

***“Manufactured (mobile) home park” means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production of income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy as defined in RCW 59.20.030.*** ~~means a residential use in which more than one mobile or manufactured home is located on a parcel of land under single ownership. (See Chapter 20.184.)~~

“Moderate-income household” shall have the same meaning as defined in RCW 84.14.010.

“Modular home” means a dwelling unit constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of ***single or two or more*** sections transported to the site in a manner similar to a manufactured home, or a series of panels or room sections transported on a truck and erected or joined together on the site.

“Multi-use pathway” means an on-site pathway designed to provide pedestrian and bicycle access and circulation through and within a site.

***Section 5:*** New Section 20.06.030.Q of the Walla Walla Municipal Code is hereby added as follows:

20.06.030.Q Q definitions.



“Qualified tenant organization” means a formal organization of tenants within a manufactured/mobile home community, with the only requirement for membership consisting of being a tenant as defined in RCW 59.20.030

**Section 6:** Section 20.06.030.R of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.06.030.R R definitions.

“Recreational vehicle” means a vehicular-type ***unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The unit includes but is not limited to travel trailers, fifth-wheel trailers, folding camping trailers, truck campers and motor homes, boats, snowmobiles, go carts, motorcycles, and dune buggies.*** ~~portable structure without permanent foundation designed and manufactured for recreational use, which can be towed, hauled or driven. This definition includes, but is not limited to, travel trailers, truck campers, camping trailers, self propelled motor homes, boats, snowmobiles, go carts, motorcycles, and dune buggies. Recreational vehicles designed as temporary living units are prohibited as permanent dwelling units. “Permanent” for the purposes of this definition is defined as occupancy by a person for more than four weeks in one consecutive twelve-month period.~~

“Recreational vehicle park” means any place where two or more recreational vehicles are parked on a parcel of land, the purpose of which is to rent space or keep space for rent to any person for use of facilities, or to offer space free in connection with securing the trade or patronage of such person.

“Recycling center” means a centralized bulk storage facility where discarded household products such as aluminum and tin cans, glass, paper and other similar consumer products are deposited and stored for future processing. Recycling centers are typically the destination of materials collected at neighborhood recycling stations.

***“Residential nonprofit cooperative” means a nonprofit cooperative corporation formed by a group of manufactured/mobile home community residents for the purpose of acquiring the manufactured/mobile home community in which they reside and converting the manufactured/mobile home community to a mobile home park cooperative or manufactured housing cooperative.***

“Retail business” means establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Retail businesses may process some of their products, but processing is secondary to selling of the product. Retail businesses include retail lumber and building supply outlets, office supply sales, eating and drinking places, and produce sales outlets which bring in goods from more than one farm.

“Reviewing body” means the director, site plan review committee, planning commission or hearing examiner as used in this code.

“Reviewing official” means the director, the site plan review committee members, or their designee as used in this code.

“Rezone” means a change of zoning district classification on the official zoning map. (Also see “Amendment.”)

“Right-of-way” means a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, sidewalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

**Section 7:** New section 20.50.035 of the Walla Walla Municipal Code is hereby added as follows:

#### 20.50.035 MHC Mobile/Manufactured Home Park Community

The Mobile/Manufactured Home Park Community Zone is intended to provide and protect affordable opportunities for the long-term occupancy of manufactured housing and mobile homes for residential purposes or rented or leased sites in mobile/manufactured home parks. Regulations are designed to establish, stabilize, and protect the residential character of the zone and to prohibit all incompatible activities. Certain essential and complementary uses are also permitted under conditions and standards which ensure protection of the character of the zone.

A. Level of Uses. The uses allowed by Level I, II, III procedures in this zone are designated by a 1, 2, or 3 respectively on the Tables of Permitted Land Uses, Chapter 20.100.

B. In addition to the allowed uses designated in Chapter 20.100, a Mobile/Manufactured Home Park Community shall comply with the development regulations in Chapter 20.184.

C. A Mobile/Manufactured Home Park Community Zone Use Exception. A Mobile/Manufactured Home Park owner may request a use exception or modification from the application of the MHC zoning to their property as set forth below.

1. The property owner shall submit an application on forms prepared by the development service department, with documentation demonstrating that application of the MHC zoning meets the criteria below.

2. The city council may approve the property owner’s request for a use exception if the property owner demonstrates:



a. They do not have reasonable use of their property under the MHC zoning; or

b. The uses authorized by the MHC zoning are not economically viable at the property's location.

If the request is granted by the city council, the property shall revert to its previous zoning designation without further action by the council.

**Section 8:** Section 20.100.040.A through 20.100.040.J of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.100.040.A Agricultural (Commercial).

Land Uses	Zoning Districts								
	RN	RM	<i><b>MHC</b></i>	PR	CC	CH	IL/C	IH	AD
Agriculture, Horticulture, Gen. Farming (Not feedlots and stockyards)	1	1	<del>x</del>	1	x	1	1	1	1
Agricultural Stand (*)	1	1	<i><b>I</b></i>	x	1	1	1	x	x
Agriculturally Related Industries (*) (Also see Wineries, Distilleries and Breweries under Manufacturing)	x	x	<del>x</del>	x	x	x	1	1	1
Animal Husbandry (*) (1)	See Chapter <u>20.130</u> , Animals								
Aquaculture	x	x	<del>x</del>	x	x	x	1	1	3
Concentrated Animal Feeding Operation (*)	x	x	<del>x</del>	x	x	x	x	x	x
Marijuana Production Facilities	x	x	<del>x</del>	x	x	See Chapter 20.173		x	See Chapter 20.173
Marijuana Cooperatives	x	x	<del>x</del>	x	x	x	x	x	x
Floriculture	1	1	<del>x</del>	1	1	1	1	x	1

NOTES:

1. No closer than three hundred feet from any residential dwelling units.

20.100.040.B Amusement and Recreation.

Land Uses	Zoning Districts								
	RN	RM	<i><b>MHC</b></i>	PR	CC	CH	IL/C	IH	AD
Amateur Radio Towers	3	3	<b>3</b>	3	1	1	1	1	1
Amusement Park (Permanent)	x	x	<b>x</b>	x	2	2	3	x	2
Bowling Alleys	x	x	<b>x</b>	x	1	1	x	x	x
Campground (*)	x	x	<b>x</b>	1	x	1	1	x	3
Drive-In Theaters	x	x	<b>x</b>	x	x	1	1	x	x
Fairgrounds	x	x	<b>x</b>	2	x	x	x	x	2
Game Rooms, Card Rooms, Electronic Game Rooms	x	x	<b>x</b>	x	2	2	x	x	3
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	<b>x</b>	1	x	1	1	x	2
Gymnasiums, Exercise Facilities	x	3	<b>x</b>	1	1	1	1	x	1
Horse Racing Tracks	x	x	<b>x</b>	x	x	x	3	x	3
Miniature Golf Courses	x	x	<b>x</b>	x	1	1	3	x	x
Movie Theaters, Auditoriums, Exhibition Halls	x	x	<b>x</b>	2	1	1	3	x	3
Outdoor Swimming Pools, Public	3	3	<b>x</b>	1	1	1	1	x	3
Public Parks and Playgrounds	3	3	<b>3</b>	1	1	1	x	x	2
Roller Skating Rink	x	x	<b>x</b>	3	1	1	1	x	2
Special Event (*)	x	x	<b>x</b>	2	2	2	2	x	2

20.100.040.C Community Services.

Land Uses	Zoning Districts								
	RN	RM	<i><b>MHC</b></i>	PR	CC	CH	IL/C	IH	AD



Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Cemetery	x	x	<i>x</i>	1	x	x	x	x	x
Churches, Synagogues, Temples	3	3	<i>3</i>	1	1	1	3	3	3
Colleges (other than state education facilities)	3	3	<i>x</i>	1	1	1	2	x	3
Community Animal Shelters	x	x	<i>x</i>	x	x	3	1	1	3
Community Center, Services Clubs, Fraternal Lodges	3	2	<i>2</i>	1	1	1	2	x	2
Day Care Centers: Mini (1 – 12 children) (*)	1	1	<i>1</i>	1	1	1	1	x	1
Day Care Centers: Family (13 or more children) (*)	3	3	<i>3</i>	3	3	3	3	x	1
Essential Public Facilities (•)	3	3	<i>3</i>	3	3	3	3	3	3
Fire Stations, Police Stations and Ambulance Service	3	3	<i>3</i>	1	1	1	1	1	1
Funeral Homes, Crematories, Mausoleums and Columbaria	x	3	<i>x</i>	1	1	1	3	x	x
Government Offices, Quasi-Government Offices, Community Services Agencies Offices	x	3	<i>x</i>	1	1	1	1	1	1
Hospitals	3	3	<i>x</i>	1	x	3	3	x	x
Emergency Housing/Shelter	3	1	<i>3</i>	1	1	1	1	1	x
Libraries	3	3	<i>x</i>	1	1	1	3	x	x
Museums, Art Galleries	3	3	<i>x</i>	1	1	1	3	x	x
Schools, Public/Private Schools	3	3	<i>x</i>	1	2	2	x	x	x
Schools, Vocational Schools	3	3	<i>x</i>	2	2	2	2	x	2
Storage of Gravel and Equipment for Street	x	x	<i>x</i>	1	x	x	3	1	3

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Construction (Permanent)									
Designated Camping Area (⊞)	x	x	<i>x</i>	1	x	x	x	1	x
Zoo	x	x	<i>x</i>	1	x	x	x	x	x

NOTES:

1. (•) The facility must be sited in accordance with Chapter 20.176, or, in the case of preemption, such other applicable process established by law, before proceeding with Level III conditional use review.
2. (⊞) Refers to an area designated in accordance with Chapter 9.18.

20.100.040.D Manufacturing.

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Apparel and Accessories	x	x	<i>x</i>	x	x	1	1	1	1
Bakery Products (Wholesale)	x	x	<i>x</i>	x	1	1	1	1	1
Beverage Industry: Nonalcoholic	x	x	<i>x</i>	x	1	1	1	1	1
Beverage Industry: Breweries	x	x	<i>x</i>	x	See Ch. 20.172				
Beverage Industry: Craft Distilleries	x	x	<i>x</i>	x	See Ch. 20.172				
Beverage Industry: Distilleries	x	x	<i>x</i>	x	x	x	See Ch. 20.172		1
Beverage Industry: Wineries	x	x	<i>x</i>	x	See Ch. 20.172				
Canning, Preserving and Packaging Fruits, Vegetables and Other Foods	x	x	<i>x</i>	x	x	x	2	1	1
Cement and Concrete Plants	x	x	<i>x</i>	x	x	x	x	1	x
Chemicals (Industrial, Agricultural, Wood, etc.)	x	x	<i>x</i>	x	x	x	3	1	1
Concrete, Gypsum and Plaster Products (Wholesale)	x	x	<i>x</i>	x	x	x	x	1	x
Confectionery and Related Products	x	x	<i>x</i>	x	1	1	1	1	x



Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
(Wholesale)									
Cutlery, Hand Tools and General Hardware	x	x	x	x	x	1	1	1	x
Electrical Transmission and Distribution Equipment	x	x	x	x	x	x	1	1	x
Electronic Components and Accessories	x	x	x	x	x	x	1	1	1
Engineering, Medical, Optical, Dental and Scientific Instruments	x	x	x	x	3	x	1	1	x
Fabricated Structural Metal Products	x	x	x	x	x	x	x	1	x
Food Processing	x	x	x	x	x	x	2	1	1
Furniture and Custom Cabinet Shops	x	x	x	x	3	3	1	1	1
Glass, Pottery and Related Products	x	x	x	x	3	3	1	1	1
Grain Mill Products	x	x	x	x	x	x	1	1	x
Heating Apparatus Wood Stoves	x	x	x	x	x	x	1	1	1
Leather Products	x	x	x	x	x	x	1	3	1
Leather Tanning and Finishing	x	x	x	x	x	x	x	1	x
Machinery and Equipment	x	x	x	x	x	x	1	1	1
Marijuana Processing Facilities	x	x	x	x	x	See Chapter 20.173			x
Meat, Poultry and Dairy Products	x	x	x	x	x	x	3	1	x
Mechanical Parts	x	x	x	x	x	x	2	1	1
Metal Cans	x	x	x	x	x	x	1	1	x
Paints, Varnishes, Lacquers, Enamels and Allied Products	x	x	x	x	x	x	3	3	x
Paperboard Containers and Boxes	x	x	x	x	x	x	1	1	x

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Pharmaceuticals	x	x	<i>x</i>	x	x	x	1	1	1
Plastic Products, Product Assembly	x	x	<i>x</i>	x	x	x	1	1	1
Prefabricated Structural Wood Products and Containers	x	x	<i>x</i>	x	x	x	1	1	x
Printing, Publishing and Binding	x	x	<i>x</i>	x	3	1	1	1	1
Printing Trade (Service Industries)	x	x	<i>x</i>	x	1	1	1	x	x
Rendering Plants, Slaughterhouses	x	x	<i>x</i>	x	x	x	x	x	x
Sawmills and Planing Mills	x	x	<i>x</i>	x	x	x	3	1	x
Sheet Metal and Welding Shops	x	x	<i>x</i>	x	x	x	1	1	1
Stone Products (Such as Finishing of Monuments for Retail Sale)	x	x	<i>x</i>	x	x	1	1	1	1
Transportation Equipment, Including Trailers and Campers	x	x	<i>x</i>	x	x	x	1	1	1

20.100.040.E Mining/Refining/Hazardous Waste Storage and Treatment.

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Asphalt Paving and Roofing Materials	x	x	<i>x</i>	x	x	x	x	3	x
Excavation or Stockpiling of Earthen Materials Not Associated with an Approved Use	x	x	<i>x</i>	3	x	3	3	1	2
Off-Site Hazardous Waste Treatment and Storage Facilities	x	x	<i>x</i>	x	x	x	x	3	x
On-Site Hazardous Waste Treatment and Storage Facilities	Permitted at same level as Permitted Use Generator								
Sand and Gravel Pits (*)	x	x	<i>x</i>	3	x	x	x	3	x

20.100.040.F Residential.

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Accessory Dwelling Unit, Attached	1	1	<i>I</i>	x	x	x	x	x	x
Accessory Dwelling Unit, Detached	1	1	<i>I</i>	x	x	x	x	x	x
Adult Family Home	1	1	<i>I</i>	1	x	x	x	x	x
Animals	See Chapter 20.130								
Boarding House (*)	2	1	<i>I</i>	x	x	x	x	x	x
Congregate Care Facility (*)	3	3	<i>3</i>	3	1	1	x	x	x
Conversion of Historic Structures to Nonresidential Use	See Chapter 20.146								
Cottage Housing	1	1	<i>I</i>	x	x	2	x	x	x
Detached Single-Family Dwelling	1	1	<i>See Chapter 20.184</i>	x	x	x	x	x	x
Dwelling Unit, Security Personnel	x	x	<i>I</i>	x	x	1	1	1	1
Duplex, Triplex and Fourplex	1	1	<i>x</i>	x	x	See Chapter 20.169	x	x	x
Garage Sales (*)(1)	1	1	<i>I</i>	1	1	1	x	x	x
Group Housing for Handicapped Persons (6 or fewer clients)	1	1	<i>I</i>	1	x	x	x	x	x
Group Housing for Handicapped Persons (More than 6 clients)	3	1	<i>3</i>	1	x	x	x	x	x
Home Occupations	See Chapter 20.122								
Manufactured Home Parks (*)	3	2	<i>I</i>	x	x	1	x	x	x
Mobile Home (*) or Manufactured Homes	1	1	<i>I</i>	x	x	x	x	x	x



Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
(*)(2)									
Multifamily Dwelling	See Section 20.50.020	1	<b>x</b>	2	2	See Chapter 20.169	x	x	x
Nursing Care Home (9 or fewer clients)	3	2	<b>2</b>	2	2	2	x	x	x
Nursing Care Facility (10 or more clients)	3	3	<b>3</b>	3	3	3	x	x	x
Permanent Supportive Housing	3	3	<b>3</b>	x	3	3	x	x	x
Planned Residential Development (Level 4 Review)	See Title 19, Subdivisions Code								
Residential Use, Commercial Districts (3)	x	x	<b>x</b>	x	1	1	1	x	x
Short-Term Rental Type 1 (Principal Residence)	1	1	<b>1</b>	x	1	1	x	x	x
Short-Term Rental Type 2 (Not Owner-Occupied)	x	x	<b>x</b>	x	1	1	x	x	x
<del>Temporary Hardship Units (Mobile Home)(2)</del>	<del>2</del>	<del>2</del>		<del>2</del>	<del>x</del>	<del>x</del>	<del>x</del>	<del>x</del>	<del>x</del>
Transitional Housing	3	3	<b>3</b>	x	3	3	3	x	x

NOTES:

1. No residential premises shall have more than four per year for a total of twelve days a year. See Section 20.118.060.
2. Subject to specific development standards. See Division V.
3. Second story and above, except that all floors of hotels and motels located in the Central Commercial Zone can be converted to residential use.
4. Subject to specific development standards. See Chapter 20.170.

20.100.040.G Retail Trade and Service.

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Addressing, Mailing and Stenographic Services	x	x	<i>x</i>	x	1	1	1	x	x
Advertising Agencies	x	x	<i>x</i>	x	1	1	1	x	x
Animal Clinic/Hospital	x	x	<i>x</i>	x	1	1	1	x	x
Antique Stores	x	x	<i>x</i>	x	1	1	1	x	1
Artist's Supplies	x	x	<i>x</i>	x	1	1	1	x	1
Automobile Sales (interior only, no surface lots)	x	x	<i>x</i>	x	1	1	1	1	1
Automobile, Truck, Manufactured Home and Travel Trailer Sales (includes interior surface lots)	x	x	<i>x</i>	x	x	1	1	1	1
Automotive: Car Wash	x	x	<i>x</i>	x	1	1	1	1	1
Automotive: Commercial Parking Lots and Garages	x	x	<i>x</i>	x	1	1	1	1	1
Automotive: Maintenance and Service Shops	x	x	<i>x</i>	x	1	1	1	1	1
Automotive: Paint and Body Repair Shops	x	x	<i>x</i>	x	x	1	1	1	1
Automotive: Paint and Accessories (Tires, Batteries, etc.)	x	x	<i>x</i>	x	1	1	1	1	1
Automotive: Service Station	x	x	<i>x</i>	x	1	1	1	1	x
Automotive: Specialized Repair Shops (Radiator, Engine, etc.)	x	x	<i>x</i>	x	x	1	1	1	x
Automotive: Towing Services	x	x	<i>x</i>	x	x	1	1	1	x
Automotive: Wrecking and Dismantling Yard	x	x	<i>x</i>	x	x	x	x	1	x
Bakery	See Chapter		<i>x</i>	x	1	1	1	x	1

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
	20.167								
Beauty and Barber Shops	See Chapter 20.167		<i>x</i>	x	1	1	1	x	x
Bed and Breakfast (1)	1	1	<i>I</i>	x	1	1	x	x	x
Boats and Marine Accessories	x	x	<i>x</i>	x	x	1	1	1	1
Books, Stationery, Office Supplies	x	x	<i>x</i>	x	1	1	1	x	x
Building and Trade (e.g., Plumbing, Heating, Electrical)	x	x	<i>x</i>	x	1	1	1	1	x
Butcher Shop	x	x	<i>x</i>	x	1	1	1	x	x
Camera Stores and Photographic Studios	x	x	<i>x</i>	x	1	1	1	x	x
Candy Store	x	x	<i>x</i>	x	1	1	1	x	x
Christmas Tree Sales Lot	2	2	<i>x</i>	x	1	1	1	x	x
Clothing and Accessories	x	x	<i>x</i>	x	1	1	1	x	x
Coin and Stamp Shops	x	x	<i>x</i>	x	1	1	1	x	x
Convenience Store (*)	See Chapter 20.167		<i>x</i>	x	1	1	1	1	1
Delicatessen	x	3	<i>x</i>	x	1	1	1	x	x
Department, Discount, Variety Stores	x	x	<i>x</i>	x	1	1	1	x	x
Drug Stores (Optical Goods, Orthopedic Supplies)	x	x	<i>x</i>	x	1	1	1	x	x
Dry Cleaners	x	x	<i>x</i>	x	1	1	1	x	x
Employment Agencies (Private)	x	x	<i>x</i>	x	1	1	1	x	x
Fabric Store	x	x	<i>x</i>	x	1	1	1	x	1



Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Farm Implements, Tools and Heavy Construction Equipment	x	x	<i>x</i>	x	x	1	1	1	1
Farm Supplies	x	x	<i>x</i>	x	1	1	1	1	1
Financial Institutions	x	x	<i>x</i>	x	1	1	1	x	x
Florist Shop	See Chapter 20.167		<i>x</i>	x	1	1	1	x	x
Food Store, Specialty or Super Market	x	x	<i>x</i>	x	1	1	1	x	x
Fuel, Oil and Coal Distributors	x	x	<i>x</i>	x	x	1	1	1	x
Furniture, Home Furnishings, Appliances	x	x	<i>x</i>	x	1	1	1	x	1
General Hardware, Garden Equipment and Supplies	x	x	<i>x</i>	x	1	1	1	1	x
Heating and Plumbing Equipment Stores	x	x	<i>x</i>	x	1	1	1	1	x
Horse and Pony Boarding, Riding Stables, Schools (Commercial)	x	x	<i>x</i>	x	x	3	1	x	2
Insurance Agents, Brokers and Service Agencies	x	3	<i>x</i>	x	1	1	1	x	x
Jewelry, Watches, Silverware Sales and Repair	x	x	<i>x</i>	x	1	1	1	x	x
Kennels (*)	x	x	<i>x</i>	x	x	1	1	x	3
Laundries	x	x	<i>x</i>	x	1	1	1	x	x
Laundromats	x	3	<i>x</i>	x	1	1	1	x	1
Liquor Stores	x	x	<i>x</i>	x	1	1	x	x	x
Lumber Yards	x	x	<i>x</i>	x	x	1	1	1	1
Malls, Multi-Tenant, Retail Complex	x	x	<i>x</i>	x	1	1	1	x	x
Marijuana Retail Outlets	x	x	<i>x</i>	x	x	See	x	x	x

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
						Chapter 20.173			
Medical and Dental Facilities	See Chapter 20.167		<i>x</i>	1	1	1	1	x	x
Motels and Hotels	x	x	<i>x</i>	x	1	1	1	x	x
Motorcycle Sales and Repairs (Including Maintenance and Parts)	x	x	<i>x</i>	x	1	1	1	1	1
Music Stores	x	x	<i>x</i>	x	1	1	1	x	x
Nursery (*)	x	x	<i>x</i>	x	1	1	1	1	1
Outside Advertising (Billboards)	See Chapter 20.204								
Paint, Glass and Wallpaper Stores	x	x	<i>x</i>	x	1	1	1	1	x
Pet Stores, Pet Supplies, and Dog Grooming	x	x	<i>x</i>	x	1	1	1	x	x
Printing, Photocopy Service	x	x	<i>x</i>	x	1	1	1	x	x
Professional Office Buildings	See Chapter 20.167		<i>x</i>	x	1	1	1	x	1
Real Estate Offices	See Chapter 20.167		<i>x</i>	x	1	1	1	x	x
Recycling Center (*)	x	x	<i>x</i>	x	x	1	1	1	1
Rental: Auto, Truck and/or Trailer, Fleet Leasing Services	x	x	<i>x</i>	x	x	1	1	1	1
Rental: Heavy Equipment (Except Automotive)	x	x	<i>x</i>	x	x	1	1	1	1
Rental: Small Tools, Lawn/Garden Equipment, etc.	x	x	<i>x</i>	x	x	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Small Tools, Lawn/Garden Equipment, Sporting Goods, etc.	x	x	<i>x</i>	x	1	1	1	x	1
Repairs: Small Appliances, TVs, Business Machines, etc.	x	x	<i>x</i>	x	1	1	1	1	1
Repairs: Locksmiths and Gunsmiths	x	x	<i>x</i>	x	1	1	1	1	1
Repairs: Re-Upholstery and Furniture	x	x	<i>x</i>	x	1	1	1	1	1
Repairs: Small Engine and Garden Equipment	x	x	<i>x</i>	x	1	1	1	1	x
Restaurants, Cafes and Drive-In Eating Facilities	x	x	<i>x</i>	x	1	1	1	x	1
Second Hand Store	x	x	<i>x</i>	x	1	1	1	x	1
Shoe Repair and Shoe Shine Shops	x	x	<i>x</i>	x	1	1	1	x	x
Sporting Goods, Bicycle Shops	x	x	<i>x</i>	x	1	1	1	x	x
Taverns and Bars, Dine, Drink and Dance Establishments	x	x	<i>x</i>	x	1	1	1	x	1
Taxidermy	x	x	<i>x</i>	x	x	x	1	1	1
Toy and Hobby Stores	x	x	<i>x</i>	x	1	1	1	x	x
Truck Service Stations and Shops	x	x	<i>x</i>	x	x	1	1	1	1
Waste Material Processing and Junk Handling (*)	x	x	<i>x</i>	x	x	x	3	1	x

NOTES:

1. Subject to specific development standards. See Chapter 20.138.

20.100.040.H Transportation.

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Electric Vehicle Level 1 and 2 Charging	1(2)	1(2)	<i>1(2)</i>	1(2)	1	1	1	1	1



Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Stations (1)									
Electric Vehicle Level 3 Charging Station (3)	x	x	x	1(2)	1	1	1	1	1
Electric Vehicle Battery Exchange Station (4)	x	x	x	x	1	1	1	1	1
Bus Terminals	x	x	x	1	1	1	1	x	1
Transportation Brokerage Offices: Without Truck Parking	x	x	x	x	1	1	1	1	1
Transportation Brokerage Offices: With Truck Parking	x	x	x	x	x	1	1	1	1
Air, Rail, Truck Terminals (Short-Term Storage, Office, etc.) (other than regional transportation facilities)	x	x	x	x	x	1	1	1	1
Railroad Switch Yards, Maintenance and Repair Facilities, etc. (other than regional transportation facilities)	x	x	x	x	x	x	x	1	x
Taxicab Terminals, Maintenance and Dispatching Centers, etc.	x	x	x	x	1	1	1	x	1

NOTES:

1. See Chapter 20.156. Level 1 and 2 charging permitted in aquifer recharge areas and in other critical areas when serving an existing use.
2. See Chapter 20.156. Allowed only as accessory to a principal outright permitted use or permitted conditional use.
3. See Chapter 20.156. The term “rapid” is used interchangeably with Level 3 and fast charging. Only “electric vehicle charging stations-restricted” as defined in Chapter 20.156.
4. See Chapter 20.156.

20.100.040.I Utilities.

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD

Land Uses	Zoning Districts								
	RN	RM	<b>MHC</b>	PR	CC	CH	IL/C	IH	AD
Power Generating Facilities	x	x	<b>x</b>	x	x	x	x	5	5
Local Utility Service Systems	3	3	<b>x</b>	1	1	1	1	1	1
Regional Transmission Storage/Collection Systems	3	3	<b>x</b>	3	3	3	3	3	3
Wireless Communication Facilities and Related Structures (1)	3	3	<b>3</b>	3	1	1	1	1	1
Large Satellite Dish Antennas (1)	x	x	<b>x</b>	2	2	2	2	2	2

**NOTES:**

1. Subject to specific regulations provided in Chapter 20.170.

**20.100.040.J Wholesale Trade/Storage**

Land Uses	Zoning Districts								
	RN	RM	<b>MHC</b>	PR	CC	CH	IL/C	IH	AD
Warehouses (*)	x	x	<b>x</b>	x	1	1	1	1	1
Wholesale Trade	x	x	<b>x</b>	x	1	1	1	1	1
Storage Facilities, Bulk (*)	x	x	<b>x</b>	x	x	x	1	1	1
Commercial (*)	x	x	<b>x</b>	x	x	1	1	1	1
Residential Mini-Storage (*) (1)	x	x	<b>x</b>	x	x	1	1	1	1

**Section 9:** Section 20.134.110 of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.134.110 Recreation vehicles as permanent living quarters prohibited.  
 Recreation vehicles stored on a property shall not be used as permanent living quarters.  
 See Section 20.180.~~090.080, Recreational vehicles.~~

**Section 10:** Chapter 20.180, of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

Chapter 20.180  
 MOBILE/MANUFACTURED HOMES – GENERAL

Sections:

- 20.180.010 Purpose.
- 20.180.020 Applicability.
- ~~20.180.030 Definitions.~~
- 20.180.040 Class designation.
- 20.180.050 Minimum standards for manufactured homes ~~on individual lots.~~
- 20.180.060 General siting requirements.
- 20.180.070 Replacement of a nonconforming manufactured home ~~on an individual lot.~~
- 20.180.080 Replacement of existing or approved manufactured home ~~on an individual lot.~~
- 20.180.090 Prohibited residential occupancy or use.

20.180.010 Purpose.

It is the intent of this chapter to set forth the terms and conditions under which manufactured and mobile single-family homes may be sited. It is the purpose of this chapter to set forth terms and conditions applicable to manufactured homes equivalent to those for all other dwellings in order to not discriminate against the placement and use of manufactured homes per the provisions of RCW 35.21.684, 35A.21.312, and 36.01.225 as amended.

The provisions established herein are intended to assure that the siting of mobile/manufactured homes in the Neighborhood ~~Residential zone~~ districts is harmonious with the surrounding residential uses and preserves the general character and integrity of the neighborhood. Nothing in this chapter shall be construed as to permit housing designs or construction standards that do not meet the standards of an historic district.

This chapter is not intended to address the residential, commercial, or industrial use of manufactured homes in commercial or industrial zones.

20.180.020 Applicability.

This chapter applies to the siting of manufactured homes on individual lots, *or the siting of manufactured homes as accessory dwelling units in the Neighborhood* ~~Residential zones in the city.~~

~~20.180.030 Definitions.~~

~~“Manufactured home, Class A” means a new multi-wide manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development and the “acceptable similarity” appearance standards in accordance with Section 20.180.050.~~

~~“Manufactured home, Class B” means a new manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development but does not satisfy the “acceptable similarity” appearance standards in accordance with Section 20.180.050.~~



~~“Manufactured home, Class C” means a used manufactured home certified as meeting the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development which upon inspection is found to be in good condition and safe and fit for human occupancy.~~

~~“Manufactured home, Class D” means used manufactured homes whether or not certified as meeting the U.S. Department of Housing and Urban Development Construction and Safety Standards or prior codes, found on inspection to be in poor condition and unsafe and/or unfit for residential occupancy. Class D manufactured homes shall not be placed within the City of Walla Walla.~~

~~“Manufactured home on a single parcel” means “new” and “designated manufactured homes” as defined in RCW 35.63.160 and RCW Title 46 and is not a “used mobile home” as defined in RCW 82.45.030(2).~~

~~“Manufactured home park” means a residential use in which more than one manufactured home is located on a parcel of land under single ownership.~~

~~“Manufactured home within a manufactured home park” means a structure which is designed and built as a permanent dwelling unit but which is: (1) not constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes, and (2) is constructed with an integral frame of “I” beams or tubular steel which is the structural foundation of the home itself and which provides the attachment for transport assemblies used to tow the manufactured home to the point of use. This definition does not include mobile homes, modular homes, commercial coach, or recreational vehicles. Manufactured homes are permitted only as provided and further defined in this chapter.~~

~~“Modular home” means a dwelling unit constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two sections transported to the site in a manner similar to a manufactured home, or a series of panels or room sections transported on a truck and erected or joined together on the site.~~

~~“Recreational vehicle” means a vehicular type portable structure without permanent foundation designed and manufactured for recreational use, which can be towed, hauled, or driven. This definition includes, but is not limited to, travel trailers, truck campers, camping trailers, self-propelled motor homes, boats, snowmobiles, go-carts, motorcycles, and dune buggies. Recreational vehicles designed as temporary living units are prohibited as permanent dwelling units. “Permanent” for the purpose of this section is defined as occupancy by a person for more than four weeks in one consecutive twelve-month period.~~

20.180.040 Class designation.

The Director or his designee shall determine the classification of a manufactured home

based on the definition of each classification, architectural elevations or photographs of all sides of the home, exterior dimensions, roof slopes, exterior finish, and where appropriate, an inspection of the manufactured home.

A class designation may be appealed to the Hearing Examiner as set forth in Chapter 20.38, Closed Record Decisions and Appeals.

20.180.050 Minimum standards for manufactured homes ~~on individual lots.~~

In addition to meeting the standards in Section 20.180.030, Class A manufactured homes are those new single-family dwellings (as defined in **Section 20.06.030.MRCW 35.63.160**) whose original design and construction have been determined, by the standards prescribed below, to be similar in design and appearance to site built housing at current construction standards:

~~A. Dimensions. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty six feet long.~~

~~B. Roof Construction.~~

1. The pitch of the home's roof has a minimum vertical rise of **three** ~~four~~ feet for each twelve feet of horizontal run.
2. The roof is finished with a type of shingle that is commonly used in standard residential construction, such as a composition or wood shake or shingle **coated metal**, or similar material.
3. The roof is constructed with a minimum designed snow load of thirty pounds per square foot.

~~BC. Exterior Finish. Has~~The exterior siding **similar in appearance to siding materials** consists of wood, hardboard, aluminum, vinyl, plastic, steel, or other siding material (covered or painted, but in no case exceeding the reflectivity of gloss white paint), plastic, steel (or other siding materials) comparable in composition, appearance, and durability to the exterior siding commonly used on conventional site-built International Residential Code (IRC) single-family residences.

~~CD. Foundation. A continuous, low/pit set permanent foundation as specified by the manufacturer, and the space from the bottom of the home to the ground be enclosed by a concrete or an approved concrete product which can be either load bearing or decorative. masonry/concrete foundation, unpierced except for required ventilation and access, is installed under the home.~~

~~DE. Insulation. Is thermally equivalent to the Washington State Energy Code.~~

~~EF. Towing Apparatus Removed. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.~~

20.180.060 General siting requirements.

The siting requirements for new and designated manufactured homes are the same requirements as placed upon all single-family residential dwellings **and accessory dwellings** constructed within the city. Placement of manufactured homes in the city of



Walla Walla is subject to the following general siting requirements:

A. Permit Required. Any manufactured home placed in the city shall first receive a **placement** permit *in accordance with Chapter 15.20*.

B. Placement of Manufactured Homes as Permanent Dwelling Units.

1. All manufactured homes sited on individual lots, not including lots in manufactured home parks, must be Class A, ~~multi-wide~~.
2. Manufactured homes placed in an approved manufactured home subdivision are subject to Level I review.
3. Manufactured homes placed in manufactured home parks may be Class A, B or C. Manufactured home placement in a manufactured home park is subject to Level I review.
4. Class D manufactured homes shall not be placed within the city of Walla Walla.

~~C. Placement of Manufactured Homes as Temporary Dwelling Units. Temporary placement of a manufactured home is allowed in any zoning district subject to Level III review.~~

~~CD~~. Code Compliance. All manufactured homes shall be installed in compliance with applicable city codes and state codes.

~~DE~~. National Mobile Home Construction and Safety Standards Act, U.S. Department of HUD, Compliance With. All manufactured homes placed within the city shall first be certified as meeting the 1974 National Mobile Home Construction and Safety Standards, U.S. Department of HUD.

20.180.070 Replacement of a nonconforming manufactured home ~~on an individual lot~~. Level I review shall be used to replace a nonconforming manufactured home with a conforming manufactured home. A nonconforming manufactured home shall be replaced only by a Class A manufactured home, and shall not be replaced by a Class B, C or D manufactured home.

20.180.080 Replacement of existing or approved manufactured home ~~on an individual lot~~.

Level I review shall be used to replace an existing or approved manufactured home with another manufactured home that is only a Class A manufactured home and not a Class B, C or D manufactured home.

20.180.090 Prohibited residential occupancy or use.

A. Recreational vehicles as defined in Chapter 20.06 shall not have connections to residential sewer systems or any permanent connections to other residential utilities. Recreational vehicles shall not be used as a residence and shall not be occupied for temporary use for more than four weeks in a consecutive twelve-month period, except as may be provided in campgrounds, **manufactured home parks**, or recreational vehicle parks.



B. No recreational vehicle or ~~manufactured home~~ shall be used as an accessory structure to a residence, nor to accommodate a residential accessory use.

**Section 11:** Section 20.184.030, of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.184.030 Procedure for approval.

A manufactured home park development *must follow the designated level of review as shown in Chapter 20.100, Tables of Permitted Land Uses, based on zoning district.*  
~~requires a Level III Development Authorization.~~

**Section 12:** Section 20.184.050, of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.184.050 Development standards for manufactured home parks and manufactured home placement.

The following standards and requirements shall govern the development of manufactured home parks and placement of manufactured homes:

A. Manufactured Home Class Designation.

1. All manufactured homes placed in a manufactured home park shall be designated Class C or better.

B. Dimensional Standards.

1. No manufactured home park shall be created on a parcel of less than one acre in area.
2. All manufactured homes shall be located at least twenty feet from the perimeter of the park.
3. Spaces within the park shall *be designed in length and width to accommodate a variety of manufactured home styles and subject to review by the SPRC with a recommendation to the approving authority.* ~~be a minimum of three thousand square feet in size and thirty feet in width.~~
4. Maximum area coverage permitted for each individual space is seventy-five percent.
5. Only one manufactured home shall be permitted per space.
6. Setback and Separation Requirements: ~~in Manufactured Home Parks Established after April 10, 1991.~~
  - a. Manufactured homes and attached accessory structures: no closer than five feet from lot line.
  - b. Detached accessory structures: no closer than six feet from any other structure unless an intervening fire wall is provided.
  - c. Detached accessory structures one hundred twenty square feet or less: no closer than three feet from a designated lot line.
  - d. Detached accessory structures more than one hundred twenty square feet: no

closer than five feet from a designated lot line. No manufactured home may be placed closer than five feet from any manufactured home park street.

~~7. Setback and Separation Requirements in Manufactured Home Parks Established before April 10, 1991.~~

~~a. Manufactured homes: no closer than three feet from any designated lot line. No closer than six feet from any other manufactured home, carport, or awning unless an intervening fire wall is provided.~~

~~b. Attached carports and awnings: no closer than three feet from a designated lot line unless an integral automatic sprinkler system is installed in the manufactured home or an intervening fire wall is installed.~~

~~c. Detached accessory structures: no closer than three feet from a designated lot line unless an intervening fire wall is provided. No closer than six feet from another structure unless an intervening fire wall is provided.~~

~~Where previous installations have not met rear yard setback requirements, the rear yard for newly installed units shall not exceed the average of the rear yard of the abutting dwellings.~~

~~No manufactured home may be placed closer than five feet from any manufactured home park street.~~

C. Park Streets.

1. All manufactured home parks shall have direct access to a dedicated street or state highway. Minimum frontage on a public street or state highway shall be sixty feet. Additional access points may be required.

2. All drives within a park shall be constructed as specified in the city standard plans for private lanes.

3. Each manufactured home space shall have direct access to an interior park drive and in no case shall individual spaces have direct access to a street along the periphery of the park.

4. Curbs and gutters may be required as part of an overall site plan.

D. Parking Space Requirements.

1. ***Manufactured home parks shall meet the off-street parking and loading standards of Chapters 20.126 and 20.127.***~~Two paved or graveled off-street parking spaces constructed in accordance with city standard plans for private lanes, each with minimum dimensions of nine by nineteen feet, shall be provided for each manufactured home space.~~

2. Paved parking for guests shall also be provided in every manufactured home park based on a ratio of one parking space for each four manufactured home sites. Parking spaces shall be constructed in accordance with city standard plans for private lanes.

3. ***Deviations from these parking requirements may be considered after review by the SPRC with a recommendation to the approving authority.***

E. Landscaping/Screening.

1. There shall be screening on all sides of a park perimeter in accordance with Section 20.106.045.

2. A minimum of fifteen percent of the gross park site area shall be landscaped common open space usable as outdoor recreation area and developed for that purpose commensurate with the needs of the anticipated residents. Neither landscaped areas of individual spaces nor paved drives shall contribute to this percentage.

F. Park Maintenance.

1. It shall be the responsibility of the park owner or manager to assure that all required landscaped areas and perimeter screening are perpetually maintained.
2. It shall be the responsibility of the park owner or manager to keep the park free of unsightly brush, leaves, weeds, and debris.

G. Signs.

1. Signs *in the MHC zone shall comply with Section 20.204.215.* ~~identifying a manufactured home park are subject to the regulations of the underlying zone. See Division VI, Sign Regulations.~~

H. Additional Standards.

1. All spaces shall be provided with a foundation base in accordance with the National Mobile Home Construction and Safety Standards Act of 1974 and rules and regulations adopted thereunder, including:
  - a. Regulations and interpretations of the State of Washington Department of Labor and Industries adopted pursuant to U.S. Department of Housing and Urban Development rules.
  - b. Information supplied by the manufacturer of the manufactured home.
2. Not more than ten percent of a manufactured home park area may be used to accommodate transient recreational vehicles.
3. Electrical distribution and telephone service systems and all other utilities to each space shall be underground except for outlets and risers at each space.
4. No installation permits shall be issued without proof of an electrical permit.
5. Adequate street lighting shall be provided within the park.
6. All manufactured homes placed within a park shall provide foundation fascia of weather resistant materials installed around the entire perimeter of the base of the unit prior to occupancy.
7. All removable towing devices shall be removed.
8. A designated storage area for recreational vehicles, boats, or trailers may be provided. If provided, a six-foot-high, sight-obscuring fence shall be erected around the perimeter of such storage area. Storage of recreational vehicles, boats, or trailers on individual manufactured home spaces or required parking stalls is prohibited.
9. ~~Use of recreational vehicles for permanent residences is prohibited. (See "Recreational vehicle" as defined in Chapter 20.06.)~~

**Section 13:** Section 20.184.055, of the Walla Walla Municipal Code is hereby added as follows:

20.184.055 Installation standards for recreational vehicles used as a primary residence.



A. Pursuant to, and as authorized by RCW 35A.21.312, recreational vehicles may be permitted as a primary residence in a manufactured home park provided that the following fire and safety standards are met:

1. A three-foot-by-three-foot landing must be installed at the main entrance/exit door if more than two steps are required to access the recreational vehicle.
2. For recreational vehicles with internal toilets and showers, water and sewer service connections must be made underneath the recreational vehicle and must be protected by insulated skirting unless it can be demonstrated that water and sewer connections in other locations can be protected from freezing during winter months.
3. Sewer drain lines attached to the recreational vehicle must be schedule 40 PVC or other approved rigid piping;
4. Holding tanks must be protected from freezing.
5. No external propane tanks will be permitted unless the onboard propane tank is disabled, and the external tank is fitted with a pressure valve installed by a propane supplier to equal the pressure value rating of the onboard propane tank.
6. External propane tanks must be located out of vehicle pathways or parking pads. External propane tanks must be secured to the ground to prevent overturning or damage to the line supplying propane to the recreational vehicle.
7. Recreational vehicles without internal toilets or showers may only be permitted in residential parks where toilet and shower facilities meeting the following standards are provided:
  - a. No less than one commode, one lavatory and one shower, accessible per the guidelines established by the Washington State Barrier Free Code, for each gender shall be provided.
  - b. Restroom facilities provided for each gender be properly identified and shall be connected to the City's water and sewer utility; and
  - c. For each 10 recreational vehicle spaces provided or part thereof, there shall be one additional commode, lavatory and shower provided for each gender.
8. Any recreational vehicle modified or altered for placement in a residential park without Washington State Department of Labor and Industries approval and permits will not be permitted to be used as a primary residence (WAC 296-150R-1000).

B. Prior to occupancy, the City may require and perform such inspections as are necessary to determine compliance with this section and other applicable laws and regulations.

***Section 14:*** Sections 20.184.060 and 20.184.070, of the Walla Walla Municipal Code are hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.184.060 Final manufactured home park plan approval.

Following hearing examiner approval, the developer shall submit the final manufactured home park plan. The final manufactured home park plan shall consist of an official survey of the exterior boundaries, roads, manufactured home spaces and common areas. Utility systems shall be stamped by a certified engineer.

A. The plan shall also include all items ***required in 1 through 16*** of Section 20.184.040.

B. The plan shall provide certification of approval of the development services director and the city engineer ***after review by the SPRC***.

20.184.070 Issuance of an installation permit.

The Building Official shall issue only manufactured home installation permits and certificates of occupancy which conform to the approved Final Plans of park development and all other applicable sections of this Chapter and other city ordinances and regulations. No installation permit for manufactured homes shall be issued prior to approval of the appropriate ~~permit~~ **Development Authorization** nor prior to completion of manufactured home park improvements, including drives, screening and landscaping of required common open spaces.

**Section 15:** Sections 20.184.100, 20.184.110 and 20.184.120, of the Walla Walla Municipal Code are hereby added as follows:

20.184.100 Eviction notices for change of use or closure of a manufactured home park.

A. Before a manufactured home park owner may issue eviction notices due to a closure or change of use under Chapter 59.20 RCW or Chapter 59.21 RCW, the manufactured home park owner must first submit to the city a relocation plan that meets the requirements of Section 20.184.110. If applying for a change of use, the manufactured home park owner shall submit the relocation plan together with all other necessary applications. Once the city manager, or designee determines that the relocation plan meets the requirements of Section 20.184.110, the city manager or designee shall stamp his/her approval on the relocation plan and return a copy of the approved plan to the manufactured home park owner. If the city manager or designee determines that the relocation plan does not meet the requirements of Section 20.184.110, the city manager or designee may require the manufactured home park owner to amend or supplement the relocation plan as necessary to comply with this chapter before approving it.

B. No sooner than upon approval of the relocation plan, the owner of the manufactured home park may issue the twelve (12) month eviction notice to the manufactured home park tenants. The eviction notice shall comply with RCW 59.20.080 and 59.21.030, as amended. No tenant may be evicted due to the closure or change of use of a manufactured home park until the twelve (12) month notice period expires, except as provided in RCW 59.20.080(1)(e)(i)-(iii), as amended.

20.184.110 Relocation Plan

A. The relocation plan shall describe how the manufactured home park owner intends to comply with Chapters 59.20 and 59.21 RCW, relating to mobile home relocation assistance, with this section and section 20.184.100. The relocation plan must provide how the manufactured home park owner will assist each manufactured home park tenant



household to relocate, in addition to making any state or federal required relocation payments. Such assistance in the relocation plan shall contain the following information:

1. The pertinent laws related to manufactured home park closure and relocation.
  2. An explanation of tenants' rights according to State law.
  3. A list of potential sources of assistance (governmental, financial, etc.) and inventory of relocation resources.
  4. A list of nearby manufactured home parks in the region with available spaces.
  5. A list of companies that move manufactured homes.
  6. Actions the manufactured home park owner will take to refer tenants to alternative public and private subsidized housing resources, and helping tenants obtain and complete the necessary application forms for state-required relocation assistance.
  7. Actions the manufactured home park owner will take to assist manufactured home park tenants to move the manufactured homes from the manufactured home park.
  8. Other actions the owner will take to minimize the hardship manufactured home park tenant households suffer as a result of the closure or conversion of the manufactured home park, and
  9. A statement of the anticipated timing for park closure.
- B. The time period for the required State notice of closure of a manufactured home park shall not commence until the relocation plan is approved by the city manager or designee and copies are distributed to each tenant household in the manufactured home park.
- C. An affidavit verifying such distribution shall be submitted to the City.

#### 20.184.120 Manufactured Home Parks - Notice of sale, opportunity to purchase.

##### A. Notice of Sale.

1. Except as provided in subsection C, The owner of a manufactured home park shall not make a final unconditional acceptance of any offer for the sale or transfer of a manufactured home park or the real property upon which it is located without first sending notice of sale by certified mail or personal delivery to the following entities, pursuant to RCW 59.20.300:

- a. Each tenant of the manufactured home park;
- b. The officers of any known qualified tenant organization;
- c. The office of manufactured home relocation assistance;
- d. The Walla Walla City Clerk;
- e. The Walla Walla Housing Authority; and
- f. The Washington State Housing Finance Commission.

2. A notice of sale must include:

- a. A statement that the owner intends to sell the manufactured home park;
- b. The contact information for the owner or owner's agent who is responsible for communicating with the qualified tenant organization or eligible organization regarding the sale of the property;
- c. The price, terms, and conditions which the manufactured home park owner has conditionally accepted or intends to accept for the sale of the manufactured home park along with a copy of any pending purchase and sales agreement signed by the parties; and



d. A statement of the deadline for a qualified tenant organization or eligible organization to notify the manufactured home park owner of its interest in purchasing the manufactured home park and to submit a proposed purchase and sale agreement.

3. If a manufactured home park owner enters into a purchase and sale agreement prior to providing the notification to tenants and other organizations identified in subsection A(1), then the purchase and sale agreement shall include an express reference to the notice requirements, including the owner's obligation to negotiate in good faith with the tenants if they notify the owner in writing of their interest in purchasing the manufactured home park. Also, any purchase and sale agreement should include a closing date no earlier than six months from the date of execution to provide the required notice to the tenants and afford them a meaningful opportunity to negotiate a purchase of the park.

#### B. Opportunity to Purchase.

If a qualified tenant organization or eligible organization, after receiving the notice of sale, wishes to purchase the manufactured home park, it shall submit a proposed purchase and sale agreement in writing via certified or registered mail to the manufactured home park owner within 60 days of receipt of the manufactured home park owner's notice of sale. The manufactured home park owner shall engage in good faith negotiations with the qualified tenant organization or eligible organization. The qualified tenant organization or eligible organization shall also engage in good faith negotiations with the manufactured home park owner. If the manufactured home park owner accepts the organization's proposal, the organization shall have 120 days in addition to the 60-day notice period in which to obtain any necessary financing or guarantees and to close on the purchase. If no qualified tenant organization or eligible organization exists at the time the manufactured home park owner gives its notice of sale, the homeowners may form one for the purpose of considering whether to exercise the purchase opportunity.

#### C. Exceptions.

A notice of opportunity to purchase is not required with respect to a sale or transfer of the manufactured home park or the property on which it is located if the transaction is:

1. Due to foreclosure;
2. Incidental to financing the park;
3. Pursuant to eminent domain;
4. Pursuant to a tax sale;
5. Between joint tenants or tenants in common;
6. Among the partners or shareholders who own the park; or
7. To a member of the owner's family or to a trust for the sole benefit of members of the owner's family.
8. Bonafide testamentary disposition to an heir, issue, or devisee.

**Section 16:** Chapter 20.192, of the Walla Walla Municipal Code is hereby repealed.

**Section 17:** Section 20.204.215, of the Walla Walla Municipal Code is hereby added as follows:

20.204.215 Signs allowed in the MHC zone.

Signs in the MHC zone shall be subject to review by the SPRC for appropriateness of size, scale, and surrounding uses. Signs in the MHC shall never be more permissive than what is allowed for the CH Zone.

**Section 18:** The Walla Walla City Council finds that the development regulation amendments adopted by this Ordinance and the Comprehensive Plan as adopted by Ordinance No. 2018-15 conform to the requirements of Chapter 36.70A RCW and are consistent with and implement the Walla Walla Comprehensive Plan Update 2040. The Walla Walla City Council finds that the amendments adopted herein advance state interests which are stated in RCW 36.70A.010 and in the policies, goals, and other provisions of the City of Walla Walla's comprehensive plan, as amended. The specific policies supporting the amendments are as follows:

Land Use Policy 1.5: Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

Land Use Goal 3: There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of diverse socio-economic status, household type, and age.

Housing Policy 1.1: Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Housing Policy 1.3: Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.

Housing Policy 1.7: Allow manufactured housing and accessory dwelling units in single family residential areas.

Housing Policy 1.9: Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.

**Section 19:** The Walla Walla City Council finds that this matter was duly scheduled for the City Council's regular meeting for February 8, 2023 in accordance with Section 2.05.040 of the Walla Walla Municipal Code and notice regarding the Council agenda was made publicly available in advance of the meeting. The City Council further finds that proper notice was given and an opportunity for appropriate public participation was provided prior to adoption of this ordinance.

**Section 20:** The notice given by the City of Walla Walla for the Planning Commission public hearing conducted on December 5, 2022, and the duly noticed public meeting before the City Council on February 8, 2023 constitutes the City's public participation procedures for this ordinance which are adopted pursuant to RCW 36.70A.035.

**Section 21:** If any part of this ordinance is for any reason declared or held to be invalid or unconstitutional by any court or tribunal of competent jurisdiction, such part shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining parts hereof.

**Section 22:** The Walla Walla City Clerk is directed to publish a copy of a summary and notice of adoption of this ordinance as permitted by section 36A.12.160 of the Revised Code of Washington.

**Section 23:** The Walla Walla City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section subsection numbers and any references thereto.

**Section 24:** Notice is hereby given that any petition requesting Growth Board review of this zoning ordinance must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

PASSED by the City Council of the City of Walla Walla,  
Washington, this 8th day of February 2023.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Approved as to form

  
\_\_\_\_\_  
City Attorney



## SUMMARY OF ORDINANCE NO. 2023-02

### AN ORDINANCE ADOPTING AMENDMENTS TO TITLES 15 AND 20 OF THE WALLA WALLA MUNICIPAL CODE AND TAKING SUCH OTHER ACTION RELATED THERETO

The Walla Walla City Council passed Municipal Ordinance 2023-02 at its February 8, 2023 regular meeting which in summary provides as follows:

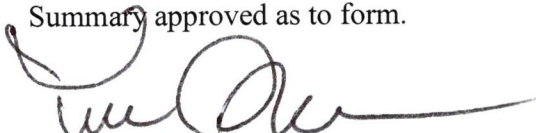
- The zoning code amendments add development regulations for the Mobile/Manufactured Home Park Community zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a Mobile/Manufactured Home Park and the opportunity for qualified tenant organizations or eligible organization to purchase the Mobile/Manufactured Home Park.
- The amendments also include revised language to provide clarity, simplicity, and removal of obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in the Neighborhood Residential (RN) zone, as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as primary residences in manufactured home parks.

The Walla Walla City Council finds that the development regulation amendments as adopted by this Ordinance conform to the requirements of Chapter 36.70A RCW as evidenced in the staff report to the Planning Commission. The Walla Walla City Council finds that the amendments adopted herein are consistent with and implements the City of Walla Walla's comprehensive plan. The Walla Walla City Council finds that the amendments adopted herein advance state interests which are stated in RCW 36.70A.010 and in the policies, goals, and other provisions of the City of Walla Walla's comprehensive plan.

The full text of the ordinance will be mailed upon request made to the Walla Walla City Clerk at Walla Walla City Hall, 15 N. 3<sup>rd</sup> Avenue, Walla Walla, WA 99362.

Notice is hereby given that any petition requesting Growth Board review of the zoning code amendment must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

Summary approved as to form.

  
City Attorney



ar-4867

**Pgs. 45-281**

**City Council - Regular Meeting**

**Meeting Date:** 02/08/2023

**Item Title:** Proposed Amendments to the Walla Walla 2040 Comprehensive Plan Map and Zoning Code

**Submitted For:** Lisa Wasson-Seilo, Development Services Department

**Add'l Contributors:** Preston Frederickson, Development Services Director

**Financial Comments:**

N/A

**All Contracts:**

Not Applicable

**Federally funded contracts only:**

Not Applicable

**Construction contracts only:**

Not Applicable

**Brief Summary of Requested Action:**

The Walla Walla City Council passed Ordinance 2022-09 on March 23, 2022, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for the change of use of mobile/ manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla 2040 Comprehensive Plan and the Walla Walla Municipal Code related to mobile/manufactured home parks.

The proposed amendments include adding a "Manufactured Home Park Community" as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new "Mobile/Manufactured Home Park Community" (MHC) zoning district to the City of Walla Walla Official Zoning Map. The proposed zoning code amendments add development regulations for the Mobile/Manufactured Home Park Community zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a Mobile/Manufactured Home Park and the opportunity for qualified tenant organizations to purchase the Mobile/Manufactured Home Park.

The proposed amendments also include revised language to provide clarity, simplicity, and removal of obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in the Neighborhood Residential (RN) zone, as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as primary residences in manufactured home parks.

On December 5, 2022, the Walla Walla Planning Commission conducted a public hearing on



these proposed amendments and recommended approval of the amendments as written.

Two ordinances for Council consideration have been prepared. The first includes the Comprehensive Plan Map and Official Zoning Map amendments. The second includes the Zoning Code Text amendments that effectuate the map amendments.

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## Information

### HISTORY:

**March 2021:** The Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee of the local organization, Community Council, recommended comprehensive plan amendments, through the city's docketing process, relating to affordable housing and specifically manufactured housing. These amendments, File Number CPA-21-0004, were approved by City Council via Ordinance 2021-26 on September 8, 2021.

**August 2021:** The Walla Walla Regional Housing Action Plan was adopted by City Council via Ordinance 2021-23, which included policy and code change recommendations relating to increased opportunities for the siting of manufactured homes, the preservation of existing manufactured home parks, and strategies for mitigating the displacement of vulnerable residents.

**March 23, 2022:** City Council passed Ordinance 2022-09, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla Municipal Code and Walla Walla 2040 Comprehensive Plan related to mobile/manufactured home parks.

**May 9, 2022:** City Council Work Session, the City Council Ad Hoc Committee on Housing presented policy and code change recommendations on manufactured home and manufactured home park communities to City Council for discussion.

**November 2022:** The formal comprehensive plan map, official zoning map, and zoning code text amendments were initiated on November 3, 2022. A Notice of Application/ Notice of Public Hearing for the amendments was posted on the City of Walla Walla public notices website on November 8, 2022, and was published in the Union Bulletin on November 8, 2022, as required by WVMC 20.14.065.

The Notice of Application/ Notice of Public Hearing was mailed to all current residents and landowners of all manufactured/ mobile home parks in the City of Walla Walla on November 8, 2022, which totaled approximately 600 mailings. The Notice of Application/ Notice of Public Hearing was also emailed to those who had previously commented on the topic of manufactured/ mobile home parks.

**December 5, 2022:** Planning Commission held a public hearing and recommended approval of the proposed amendments as written. There were 13 members of the public that spoke during the public hearing, seven (7) of whom were residents of manufactured home parks, three (3) who represented manufactured home park landowners, and two (2) who represented homeowners and residents of manufactured home parks. More detail on the substance of the comments can be found below.

**Beau Harer of Manufactured Housing Communities of Washington (MHCW)** expressed



general appreciation for the proposed code changes, along with a few recommendations and concerns. Mr. Harer and MHCW would like to see an expansion of undeveloped areas zoned for manufactured home park communities, rather than applying the new manufactured home park community zoning to just existing communities, as is currently proposed. Mr. Harer expressed concerns about the proposed time requirements for the sale of manufactured home parks, noting that they would impose undue restrictions on a potential land sale. Mr. Harer also discussed concerns regarding the ambiguity of some of the proposed code language, particularly the proposed definition of “qualified tenant organization”. Lastly, Mr. Harer recommended adding an exception to the opportunity to purchase requirements for the transfer of a property as part of a settlement of an estate.

**Jerry Carlyle, a resident of Golden West Estates Manufactured Home Park**, noted that he signed the petition that urged the City to address the concerns of manufactured home communities. Mr. Carlyle expressed overall approval of the new code and appreciation for staff’s work, and recommended the commission forward a vote of approval of the amendments as written to City Council.

**Rachel Elfenbein of Community Council’s Affordable Housing Implementation Task Force**, expressed general approval of the proposed code amendment and expressed concerns about the impacts of rising rent and utility costs for those on a fixed income. Ms. Elfenbein supports the opportunity for qualified tenant organizations to be included in manufactured home park purchase negotiations, however, she would like non-profit housing organizations to be included in the proposed “opportunity to purchase” code language. Ms. Elfenbein noted that there are funding opportunities available to non-profit organizations and therefore non-profits have more capacity than qualified tenant organizations to keep manufactured home park communities affordable for residents. She urged the Planning Commission to include the following organizations to the “opportunity to purchase” code language: community land trusts, local governments, local housing authorities, federally recognized Indian tribes in Washington, and other non-profit housing assistance entities.

Staff note: The last sentiment was echoed by other written public comments, leading staff to add the definition of “eligible organization” to the proposed code language, which includes the above list of organizations.

**Jo Records, a resident of Golden West Estates Manufactured Home Park**, expressed approval and appreciation of the proposed code amendments. She noted that to many older adults, manufactured home park communities offer a desirable option for maintaining independence and aging in place, and is more affordable than assisted living, nursing homes, and other housing options. Ms. Records echoed Ms. Elfenbein’s support to expand the proposed “opportunity to purchase” code language to include non-profit organizations.

**Ishbel Dickens, of western Washington**, has extensive experience working for and with manufactured homeowner associations, and currently volunteers for the Association of Manufactured Homeowners. She expressed general support for the proposed code amendments. Ms. Dickens felt that the relocation plan should require manufactured home park community owners to provide a list to their residents of realistic alternative housing options, in the event their community were to be sold and closed. She supported including non-profit organizations to the list of proposed “opportunity to purchase” code language.

**Dorothy Knudson, a resident of Rancho Villa Manufactured Home Park**, noted via the Zoom chat that she echoed Ms. Elfenbein’s, Ms. Records, and Ms. Dickens’ sentiments. Ms.



Knudson thanked the City Council, Mayor, and Planning Commission for their work and expressed excitement and support for the zoning changes.

**Sandra, a resident of Lynnwood Manor Manufactured Home Park**, asked if the new code would protect her and other residents of Lynnwood Manor manufactured home park community from changes imposed by the new owners, specifically recent rent increases. She expressed concern about the rent increases and noted that many residents in Lynnwood Manor are on fixed incomes.

**Jan Leonard, a resident of Golden West Estates Manufactured Home Park**, was appreciative of the proposed code amendments and agreed with Ms. Elfenbein's request to expand the "opportunity to purchase" code language to include non-profit organizations.

**Ross Rongar, of Bothell, WA and representative of manufactured home park owners in Walla Walla**, considers the proposed code amendment as "unconstitutional" and a "taking". Mr. Rongar discussed Rancho Villa's efforts to expand the number of spaces or lots. Mr. Rongar felt that manufactured home park owners are not responsible for providing low-income housing in Walla Walla, considered the current rent at Rancho Villa as affordable, and noted that most local manufactured home park owners are families and not big corporations.

**Shelly Peters**, noted via the Zoom chat that she is grateful for the work involved in these code amendments, and added that manufactured home park residents have purchased their homes and are just paying rent on the land, unlike typical renters.

**Beau Harer of Manufactured Housing Communities of Washington**, cautioned against "spot zoning" existing manufactured home parks to a manufactured home park community zoning. He suggested that if this re-zoning were to be approved, that the codes, regulations, and standards that were in place when a given manufactured home park was constructed should stay in place. Mr. Harer also suggested that the City consider property tax breaks for manufactured home park landowners in exchange for minimal space rent increases.

**Deborah Backous, a resident of Rancho Villa Manufactured Home Park**, thanked the City for their work on these zoning changes. Ms. Backous also disputed Mr. Rongar's statement regarding the cost of rent at Rancho Villa and noted that her rent will soon be increased to \$415 per month.

**Ross Rongar, of Bothell, WA and representative of manufactured home park owners in Walla Walla**, asked if the county assessor will make considerations for manufactured home park landowners when the proposed zoning changes will impact the property value of these communities. Mr. Rongar also noted that the value of the homes in manufactured home parks are inflated because the rents are dramatically low.

**Jan Leonard, a resident of Golden West Estates Manufactured Home Park**, noted that the discussion of manufactured home parks' rent being low in comparison to other housing types is irrelevant; rather, the increase of the rent over time is what is significant. Ms. Leonard also reiterated that if the park landowner wanted to sell, the park residents should have the opportunity to purchase if they want to.

**Grant Coomer, a resident of Rancho Villa Manufactured Home Park**, refuted the statement that Rancho Villa is owned by a family, and asserted that it is instead owned by a lawyer from Portland, Oregon, who owns many similar manufactured home park properties.

**Ishbel Dickens, of western Washington**, noted that Lynnwood, WA provided an opportunity for manufactured home parks to receive a property tax break in exchange for declining rezoning to a manufactured home park specific zoning district, and none of the eligible parks accepted this opportunity.

Following the closing of the public hearing, the Planning Commission debated and discussed the content of the amendments, particularly which land uses should be permitted in the new manufactured home park community zoning district. At the encouragement of staff, the planning commission looked closely at the land uses that would be allowed within the Manufactured Home Community zone. There was discussion about whether the land use of Library should be conditionally allowed within the Manufactured Home Community Zone as they similarly are conditionally allowed in the Neighborhood Residential and Multi-Family Residential zones.

The Planning Commission also discussed the proposed Notice of Sale, opportunity to purchase language of section 20.184.120 and if there was a better way to draft this section. Staff stated that the proposed language was closely aligned with Second Sub. H.B. 1100, 67th Wash. Legis. (2022) considered by, but failed to pass by the Washington legislature in 2022. Similar language was adopted in 2022 by the City of Bellingham. Staff urged caution in crafting its own language out of concern of moving too far from this previously proposed and vetted language. Based on testimony provided and discussion regarding proposed zoning code language at the Planning Commission meeting, City Attorney Tim Donaldson prepared a memo for Council's consideration on this subject, which is attached to this agenda bill.

After a thorough discussion, the Planning Commission ultimately voted to recommend approval of the amendments as presented without changes. However, staff continues to encourage the City Council to carefully consider what land uses should be outright permitted or conditionally permitted with the proposed manufactured home community zone.

## **POLICY ISSUES:**

The proposed amendments make policy changes that are supported by the Comprehensive Plan goals and policies listed below, the policies of the adopted Regional Housing Action Plan, and the policy recommendations made by the City Council Ad Hoc Committee on Housing. The proposed amendments also include revised language to improve clarity and usability and removal of obsolete terms.

## **PLAN COMPLIANCE:**

### **COMPREHENSIVE PLAN:**

Land Use Policy 1.5: Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

Land Use Goal 3: There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of



diverse socio-economic status, household type, and age.

Housing Policy 1.1: Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Housing Policy 1.3: Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.

Housing Policy 1.7: Allow manufactured housing and accessory dwelling units in single family residential areas.

Housing Policy 1.9: Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.

**ALTERNATIVES:**

Suggest modifications to the proposed amendments to the Walla Walla 2040 Comprehensive Plan Map, amendments to the Official Zoning Map, or amendments to the Zoning Code.

**STAFF RECOMMENDATION:**

City Council to conduct a public hearing and consider all public testimony, evidence, and exhibits presented to it. Staff recommends that the City Council approve the proposed amendments to the Comprehensive Plan Future Land Use Map, Official Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Park Communities.

**CITY MANAGER COMMENTS:**

Approved for City Council action.

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**Attachments**

Ord 2023-01

Ord 2023-02

Proposed Comprehensive Plan Future Land Use Map

Proposed Zoning Map

Proposed Zoning Code Language

20230125 Donaldson Memo

Manufactured Home Park Communities PowerPoint Presentation

Manufactured Home Park Communities Planning Commission Staff Report

Manufactured Home Park Communities Planning Commission Packet

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